1st Councilmanic District Franklin Ray Sumpter, et ux Petitioners

* Case No. 93-98-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owners of the subject property, Franklin Ray and Ann Mae Sumpter. The Petitioners request ap-

units, in accordance with Petitioner's Exhibit 1. Appearing on behalf of the Petition were Franklin and Ann Sumpter, property owners. Appearing as Protestants in the matter were Eleanor R.

VanDevender, resident of the area, and Mary King, also a resident of the

proval of the nonconforming use of the subject property as three dwelling

area and a representative of the Maiden Choice Community Association, Inc. Testimony indicated that the subject property, known as 1006 and 1008 Leeds Avenue, consists of 10,800 sq.ft. zoned D.R. 5.5 and is improved with a three-story duplex dwelling unit and a detached garage. The Petitioners filed the instant Petition to approve the three dwelling units on the subject property as nonconforming. Mrs. Sumpter testified that she and her husband purchased the subject property in 1975 and resided in the dwelling unit known as 1006 Leeds Avenue until approximately 1987. Testi-

mony indicated that she and her husband first rented the property from

1970 to 1975 at which time they had an opportunity to buy. Mrs. Sumpter

testified that, based upon her own personal knowledge, from 1970 to the

present time, 1006 Leeds Avenue has been used as a single family dwelling

and 1008 Leeds Avenue has been used as two apartments continuously and without interruption. Mrs. Sumpter testified that there was a third apartment unit in the attic of 1008 Leeds Avenue, but that it was removed in 1985. In further support of the Petitioners' request and to prove the use of the subject property prior to 1970, Mrs. Sumpter introduced an affidavit from Grace N. Shreve, marked Petitioner's Exhibit 3. Ms. Shreve, who currently resides at the Charles- town Retirement Community, states in her affidavit that she resided in the subject community from 1939 until 1986. She states that during that entire time, the dwelling unit at 1008 Leeds Avenue was always used as a two family dwelling and the dwelling unit at 1006 Leeds Avenue was always used as a one family dwelling. There was no contradictory testimony regarding the uses on the subject property.

Appearing and testifying in opposition to the Petitioners' request were Mary King and Eleanor VanDevender. The Protestants could not offer any testimony concerning the history of the subject site. However, they did voice some concerns regarding the potential use of the subject property. The Protestants expressed concern over the possibility of this duplex dwelling becoming a rooming house for college students attending UMBC located nearby. The Protestants noted that the close proximity of UMBC to this site might make the subject property an attractive rental property for college students. While these concerns are legitimate and shall be addressed in the restrictions set forth hereinafter, they do not affect the validity of the nonconforming use being requested pursuant to this Petition.

As with all nonconforming use cases, the first task is to determine what lawful nonconforming use existed on the subject property prior to January 2, 1945, the effective date of the adoption of the Zoning Regulations and the controlling date for the beginning of zoning.

is whether or not there has been a change in the use of the subject property. A determination must be made as to whether or not the change is a different use, and therefore, breaks the continued nature of the nonconforming use. If the change in use is found to be different than the original use, the current use of the property shall not be considered nonconforming. See McKemy v. Baltimore County, Nd., 39 Md. App.257, 385 A2d.

When the claimed nonconforming use has changed, or expanded, then the Zoning Commissioner must determine whether or not the current use represents a permissible intensification of the original use or an actual change from the prior legal use. In order to decide whether or not the current activity is within the scope of the nonconforming use, the Zoning Commissioner should consider the following factors:

(b) Is the current use merely a different manner of utilizing the original nonconforming use or does it constitute a use different in character, na-

(d) Is the current use a "drastic enlargement or extension" of the original nonconforming use."

it is clear that the subject property has been used continuously and without interruption as a three family dwelling unit since prior to the effec-

- 3-

The second principle to be applied, as specified in Section 104.1,

"(a) To what extent does the current use of these lots reflect the nature and purpose of the original nonconforming use:

ture, and kind:

(c) Does the current use have a substantially different effect upon the neighborhood;

McKemy v. Baltimore County, Md., Supra.

After due consideration of the testimony and evidence presented,

TMK:bjs

3) In the event the Office of Zoning Enforcement receives a complaint regarding a possible rooming house violation on the subject property, the owner(s) of said property shall supply to the Office of Zoning Enforcement a copy of any lease agreement entered into with any tenant of the three dwelling units and the

> TIMOTHY M. KOTROCO Deputy Zoning Commissioner for Baltimore County

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

November 20, 1992

Mr. & Mrs. Franklin R. Sumpter 6146 Fairbourne Court Hanover, Maryland 21076

RE: PETITION FOR SPECIAL HEARING SW/S Leeds Avenue, 468' SW of the turn in Leeds Avenue (1006 & 1008 Leeds Avenue) 13th Election District - 1st Councilmanic District Franklin R. Sumpter, et ux - Petitioners Case No. 93-98-SPH

Dear Mr. & Mrs. Sumpter:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3351.

Deputy Zoning Commissioner for Baltimore County

TMK:bjs

cc: Ms. Eleanor R. VanDevender 4402 Leeds Avenue, Baltimore, Md. 21229 Ms. Mary King

4400 Leeds Avenue, Baltimore, Md. 21229 Maiden Choice Community Association P.O. Box 18262, Baltimore, Md. 21227 People's Counsel

93 98 SPH 103 Petition for Special Hearing to the Zoning Commission of the Commi

to the Zoning Commissioner of Baltimore County

for the property located at 1006/1003 LEEDS AVENUE which is presently sensed DR 5.5 This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County,

to determine whether or not the Zoning Commissioner should approve 3 Nevelling units on a single lot as a non Conforming

I, o	roperty is to be posted and advertised as prescribed by Zoning Regulations. or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County
are t	to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

	Contract Purchaser/Lessee:		I/We do solemnly declare and affirm, under the penal legal owner(s) of the property which is the subject of th Legal Owner(s):	ties of perjury, that I/we are the lie Petition.
	(Type or Print Name)		FRANKLIN Ray Si	umpter
	Signature		Grantle Kay A	unglo
	Address		ANN Mae Sump:	der
	City State	Zipcode	Signature M skingett	(410)
G 1 1	Attorney for Petitioner:		6146 Fairbourne Ot.	796-7154 Prione No.
3	(Type or Print Name)		City State Name, Address and phone number of legal owner, conto be contacted.	
500	Signature		Name	
		one No.	Address OFFICE LISE ONLY	Phone No.
5	City State	Zipcode	ESTIMATED LENGTH OF HEARING unavailable for Hearle	•
			ALLOTHER	Head Two Months
222	₹	• /	REVIEWED BY: DATE	1 7/1/12

ZONING DECRIPTION FOR 1006/1008 LEEDS AVENUE

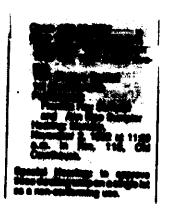
Beginning at a point on the southwest side of Leeds Avenue which is 50' wide att the distance of 468.2' southwest of the centerline of the nearest intersecting street; to the turn in Leeds Avenue which is 50° wide. Being lot #10 in the subdivision "Kaufman Plat as recorded in Baltimore County Plat Book 100, 6Folio 17 containing 10,800 square feet. Also known as 1006/1008 Leeds Avenue and located in the 13th Election District.

CERTIFICATE OF POSTING COMING DEPARTMENT OF BALTIMORE COUNTY 93-98- SP#

	· · · · · · · · · · · · · · · · · · ·
District 13th Posted for: Special Hearing	Date of Posting 18/16/92
Potitioner: Fresh lin + Ann Sum Location of property: 1006 + 1007 La 1, 1	
Southwostone Bly & Location of Steps Facing La de Dro.	

Date of return: 10/33/92

CERTIFICATE OF PUBLICATION



THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published weeks, the first publication appearing on $_$

tive date of the zoning regulations, and as such, enjoys a legal nonconforming use.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20th day of November, 1992 that the Petition for Special Hearing to approve the nonconforming use of the subject property as a three dwelling unit, one unit in 1006 Leeds Avenue and two units in 1008 Leeds Avenue, in accordance with Petitioner's Exhibits 1 and 4, be and is hereby GRANTED, subject to the following restrictions:

> 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

> 2) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order in the event it becomes necessary to do so as a result of a complaint received concerning an alleged "rooming house" violation of the B.C.Z.R.

names of those tenants occupying same.

- 4-

11/2/92 Learn

M9306695

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93-98

CHARGHROGA 4M TEHRO \$64233, 66 CORE 1394M10-18-92
Please Make Checks Payable To: Baltimore County

St. 12. 32.

PUBLIC Brancillo (E)

Development Review Committee Response Form Authorized signature

Austin F. and Estelle R. Weber

Franklin Ray and Ann Mae Sumpter

Michael J. and Lori Greco

Philip M. and Sandra L. Cowett

Kurt D. and Denise E. Zumwalt

* * * END OF REPORT * * *

Sudbrook Associates

Gaetano Platagia

Waiver Number

ZON DED TE (Waiting for developer to submit plans first)

Stonegate at Patapsco (Azreal Property)

Richard A. Robert T. and Emily C. Baker

Ballian of Co. 133 Zoning Administration & Dovolopment Management 111 West Chesapouke Avenue

Account: R OC 1-6150

Number

Helper (1988)

CAST NAME OF COURT COUNTY CO.

04A04#0056MICHRC EA CO09:37AM09-17-92 Please Make Checks Payable To: Baltimore County

Zoning Issue

\$50.00

10/05/92

NC

ZONING OFFICE

Meeting Date

Date 10/5/92

Cashier Validation

File Number

COUNT 1

DED DEPRM RP STP TE

COUNT 8

FINAL TOTALS
COUNT 9

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

DATE: 10 20 92

Franklin and Ann Sumpter 6146 Pairbourne Court Henover, Maryland 21076

CASE NUMBER: 93-98-SPM (Item 103)

W/S Leads Avenue, 468' H of Leads Avenue turn

1006 and 1008 Leads Avenue

13th Election District - 1st Councilmunic

Petitioner(s): Franklin Ray Sumpter and Ann Nos Sumpter

HEARING: HOWDRY, NOVERBER 2, 1992 at 11:00 a.m. in No. 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$ 64.33 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE HUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return unil to the Zoning Office, County Office Building, 111 W. Chesspeake Avenue, Boom 109, Tousco, Haryland 21204. Place the case number on the check and make same payable to Baltimore County, Haryland. In order to evoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Callotte

ARMOLD JABLON DIRECTOR

Printed on Recycled Paper

SHA Maryland Depart State Highwa

Maryland Department of Transportation State Highway Administration O. James Lighthizer Secretary Hal Kassoff

ds. Julie Winiarski Joning Administration and Development Management Jounty Office Building Joom 109

e: Baltimore County
No.: 4 /03 (156)

111 W. Chesapeake Avenue Towson, Maryland 21204

Dear Ms. Winierski:

This effice has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yourz,

Jour La Ramon 9/29/9

John Contestabile, Chief 9/29/9

Engineering Access Permits

Division

My telephone number is ______

Printed on Recycled Paper

111 West Chesapeake Avenue

Mr. & Mrs. Franklin Sumpter

6146 Fairbourne Court

Dear Mr. & Mrs. Sumpter:

Hanover, MD 21076

accordingly.

process with this office.

Towson, MD 21204

BALTIHORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Baltimore County Government
Office of Zoning Administration

October 20, 1992

Petition for Special Hearing

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans

submitted with the above referenced petition. The attached comments

from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all

parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed

Enclosed are all comments submitted thus far from the members of ZAC

that offer or request information on your petition. If additional

comments are received from other members of ZAC, I will forward them

to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the

date of the enclosed filing certificate and a hearing scheduled

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

improvements that may have a bearing on this case.

RE: Item No. 103, Case No. 93-98-SPH Petitioner: Franklin Ray Sumpter, et ux

and Development Management

Office of Planning & Zoning

Arnold Jablon, Director DATE: September 30, 1992
Zoning Administration and

FROM: Ervin Mc Daniel, Chief
Office of Planning and Zoning
Development Review Section

Development Management

SUBJECT: Petitions from Zoning Advisory Committee
September 28, 1992

The Office of Planning and Zoning has no comments on the following petition(s):

Kurt and Denise Zumwalt, Item No. 92

Austin and Estelle Weber, Item No. 102

Franklin and Ann Mae Sumpter, Item No. 103

The Decker Group, Item No. 104

Michael and Lori Greco, Item No. 105

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

Propered by: Francis Moral

EMcD/FM: rdn

ITEM92.105/ZAC1

PECUIVED OCT 5 1992

Construction of the second second

ZONING OFFICE

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

(410) 887-3353

Your petition has been received and accepted for filing this 17th day of September, 1992.

ARNOLD JABLON
DIRECTOR

Received By:

Chairman,
Zoning Plans Advisory Committee

Petitioner: Franklin Ray Sumpter, et ux
Petitioner's Attorney:

Printed on Recycled Paper

BUREAU OF TRAFFIC ENGINEERING DEPARTMENT OF PUBLIC WORKS BALTIMORE COUNTY, MARYLAND

DATE: September 30, 1992

Mr. Arnold Jablon, Director Office of Zoning Administration and Development Management

FROM: Rahee J. Famili
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: September 28, 1992
ITEM NUMBER: 103

Adequate number of off-street parking spaces need to be provided.

Rahee J. Famili
Traffic Engineer II

RJF/lvd

0°1 5 1992

ZONING OFFICE

Der	partment of Envi	ironmental Projec <u>t</u> ion	n & Resource Man	agement 10/05/92		
De [,] Au	elopment Review Chorized signatu	Committee Response	w Key	Date 20:5:92		700 East Joppa Road Suite 901 Towson, MD 21204-5500 OCTOBER 19, 1992
File	Project Name Number	Waiver Number	Zoning Issue	Meeting Date		Arnold Jablon
•	Claude N. and	Gee Gee Z. Pfeffer				Director Zoning Administration and
	DEPRM		96	B/14/92 Inprocess		Development Management Baltimore County Office Building Towson, MD 21204
COU	IT 4					
	Michael and P	atricia Perholtz				RE: Property Owner: FRANKLIN RAY SUMPTER AND ANN MAE SU
	DEPRM		71	8/31/92 Inproces		Location: #1006-1008 LEEDS AVENUE
# 2	**********			===============		Item No.: 103 (LJG) Zoning Agenda: SEPTEMBER 28,
COUN	T i					Gentlemen:
DED	Austin F. and	Estelle R. Weber	102	9-28-92 NO Comments		Pursuant to your request, the referenced property has been this Bureau and the comments below are applicable and requirements of the comments.
==	Franklin Rav	and Ann Mae Sumpter				corrected of incorporated into the final plans for the prop
DED	DEPRM RP STP TE		103	No Comments		5. The buildings and structures existing or proposed on the shall comply with all applicable requirements of the Nation Protection Association Standard No. 101 "Life Safety Code", addition prior to accurate
1	Richard A. Roi	bert T. and Emily C.		1/2		edition prior to occupancy.
DED	DEPRM RP STP TE		104	No comments		
I I	Michael J. and	======================================	***********		F	Planning Group
DED	DEPRM RP STP TE		105	inprocess		Special Inspection Division
. ==	Sudbrook Asso	riates		·====== =======		IP/KEK
DED	DEPRM RP STP TE		106	in process		
	Philip M. and	Sandra L. Cowett		======================================		
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/ =	Kurt D. and De	enise E. Zumwalt	*********	OCT 45 1992		1001/70
DED :	DEPRM RP STP TE		92	No Comment		
==: ::::::::::::::::::::::::::::::::::	·		***********	ZONING-OFFICE		

OCTOBER 19, 1992 (410) 887-4500
4 1
ding
LIN RAY SUMPTER AND ANN MAE SUMPTER
-1008 LEEDS AVENUE
Zoning Agenda: SEPTEMBER 28, 1992
e referenced property has been surveyed by below are applicable and required to be to the final plans for the property.
ures existing or proposed on the site able requirements of the National Fire ard No. 101 "Life Safety Code", 1988
ter
Division
1/92

Department of Recreation and Rarks

Development Review Committee Response Form

Authorized signature

Date 10/5/92 Project Name Waiver Number Zoning Issue Meeting Date Austin F. and Estelle R. Weber DED DEPRM RP STP TE ED DEPRM RP STP TE 9-28-92 ✓ Franklin Ray and Ann Mae Sumpter DED DEPRM RP STP TE ED DEPRM RP STP TE Richard A. Robert T. and Emily C. Baker DED DEPRM RP STP TE Michael J. and Lori Greco DED DEPRM RP STP TE ED DEFRI RE SIE IE Sudbrook Associates DED DEPRM RP STP TE ED DEPRM RP STP TE Philip M. and Sandra L. Cowett ED DEPRM RP STP TE DED DEPRM RP STP TE Gaetano Platania DED DEPRM RP STP TE ED DEPRIM RP 51P 1E Kurt D. and Denise E. Zumwalt ED DEPRIN RP 214 IF COUNT 8

ZONING OFFICE

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

MOTICE OF HEARING

The Zoning Commissioner of Bultimore County, by authority of the Zoning Act and Regulations of Bultimore County will hold a public hearing on the property identified berein in Room 106 of the County Office Building, 111 W. Chesepeake Avenue in Townon, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-96-SPH (Item 103) N/S Leeds Avenue, 468' N of Leeds Avenue turn 1006 and 1008 Leeds Avenue 13th Election District - 1st Councilmenic Petitioner(s): Franklin Ray Sumpter and Ann Hae Sumpter HEARING: MONDAY, NOVEMBER 2, 1992 at 11:00 a.m. in Rm. 118, Old Courthouse. Special Hearing to approve three dwelling units on a single lot as a non-conforming use.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMPODATIONS PLEASE CALL 887-3353.

PETITIONER(S) SIGN-IN SHEET PLEASE PRINT CLEARLY

6146 Fairbourne Ct. ANN M. Sumpter FRANKlink Sumpter 6146 Fairbourne Ct. Hanover Ind 21076

PROTESTANT(S) SIGN-IN SHEET

Eleanor R. Van Devender 4402 Leeds Lue. 21229 4400 Leeds Ave. 21229 Mary King P.O. Box 18262 21227 Maiden Choice Community

MAIDEN CHOICE COMMUNITY ASSOCIATION, INC. P.O. Box 18262, Halethorpe, MD 21227

Baltimore County Government

RESOLVED: That the position of the Maiden Choice Community Association, Inc., as adopted by the Board of Directors on October 28, 1992, on the zoning matter known as "Case Number 93-98-SPH, W/S Leeds Avenue, 1006 and 1008 Leeds Avenue, Franklin Ray Sumpter and Ann Mae Sumpter," is that the Association opposes the non-conforming use of three apartments at this location.

AS WITNESS OUR HANDS AND SEAL this 31st day of

October, 1992.

ATTEST:

MAIDEN CHOICE COMMUNITY ASSOCIATION, INC.

Donna A. Cameron, Secretary

MAIDEN CHOICE COMMUNITY ASSOCIATION, INC. P.O. Box 18262, Halethorpe, MD 21227

AFFIDAVIT

STATE OF MARYLAND BALTIMORE COUNTY, SS:

TO WIT: I HEREBY SWEAR, upon penalty of perjury, that the following persons are currently duly elected members of the Board of Directors of the Maiden Choice Community Association, Inc.:

Margaret Rickle

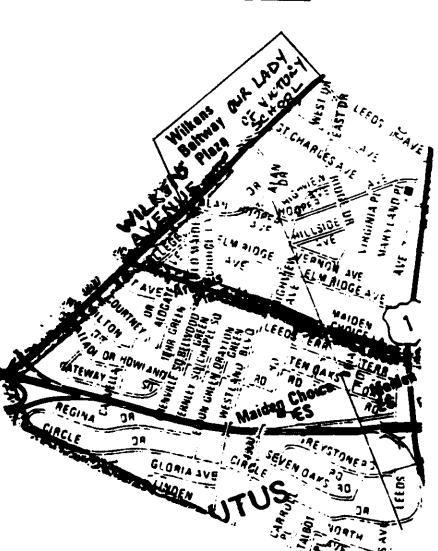
AS WITNESS OUR HANDS AND SEAL this 3/4t day of October, 1992.

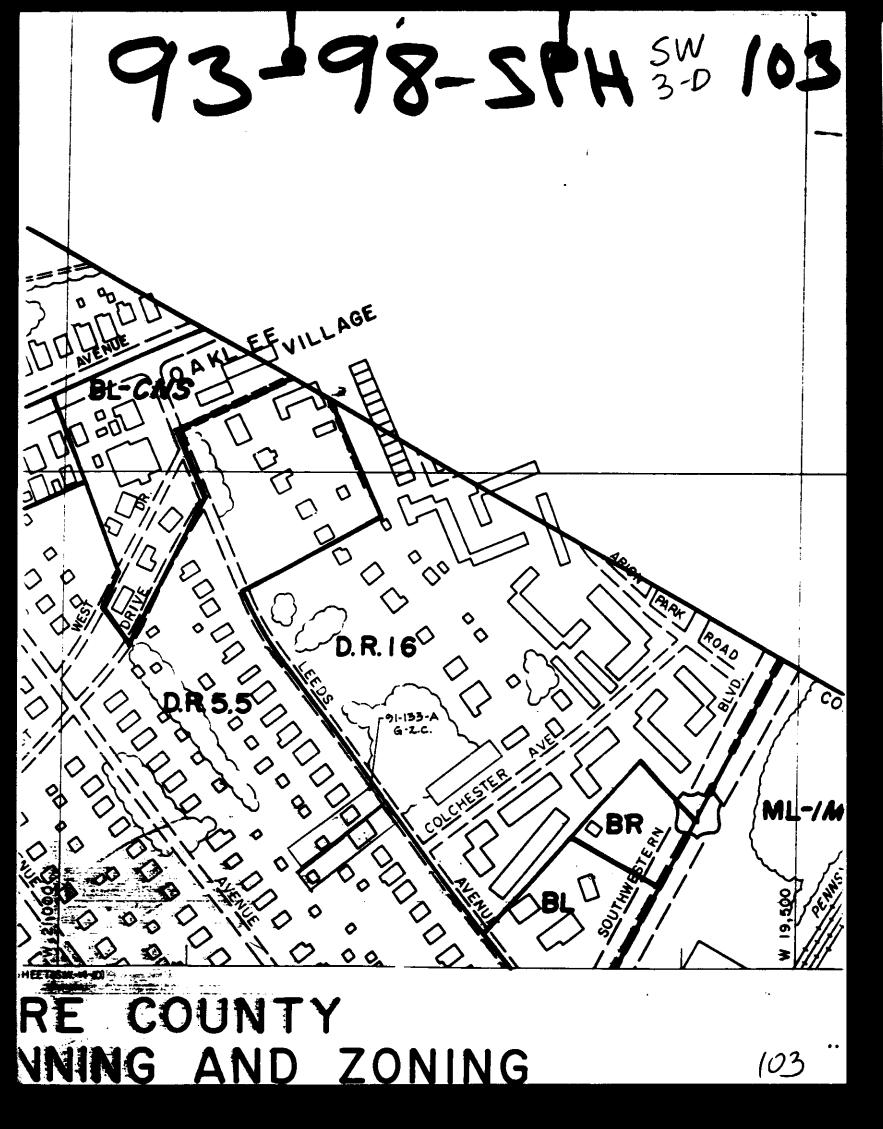
MAIDEN CHOICE COMMUNITY ASSOCIATION, INC.

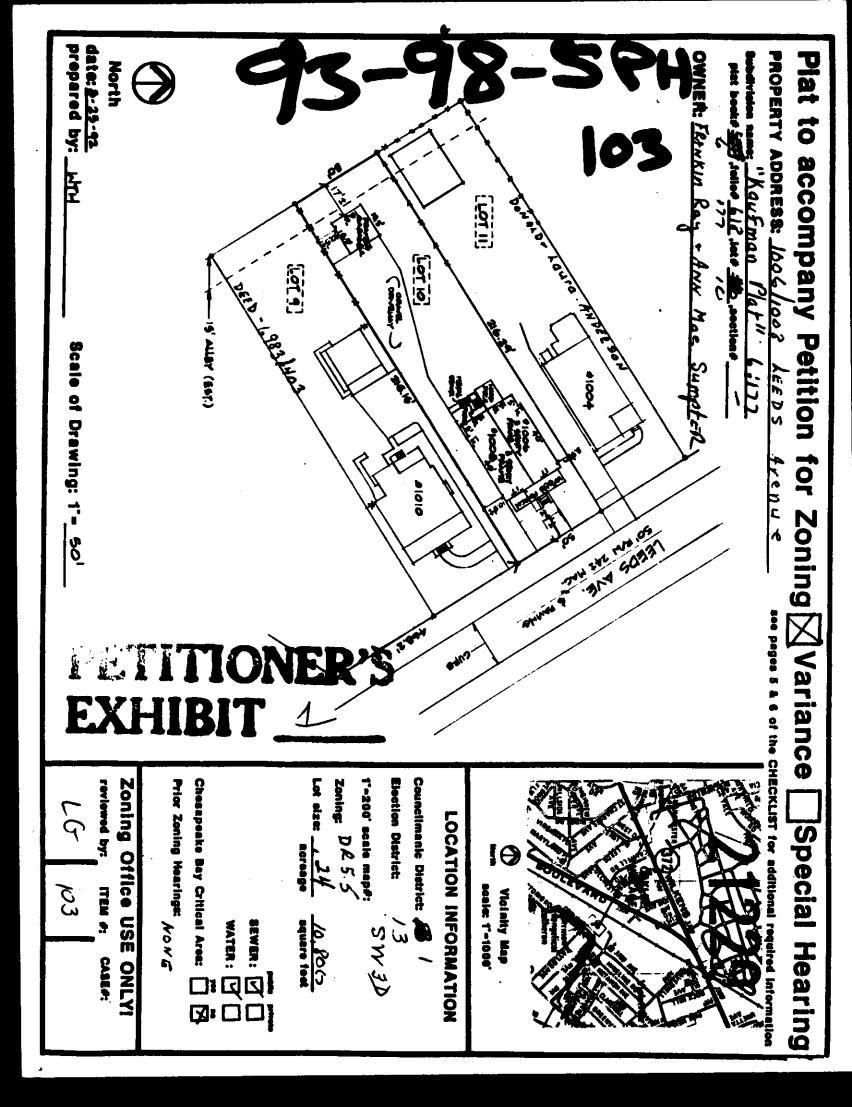
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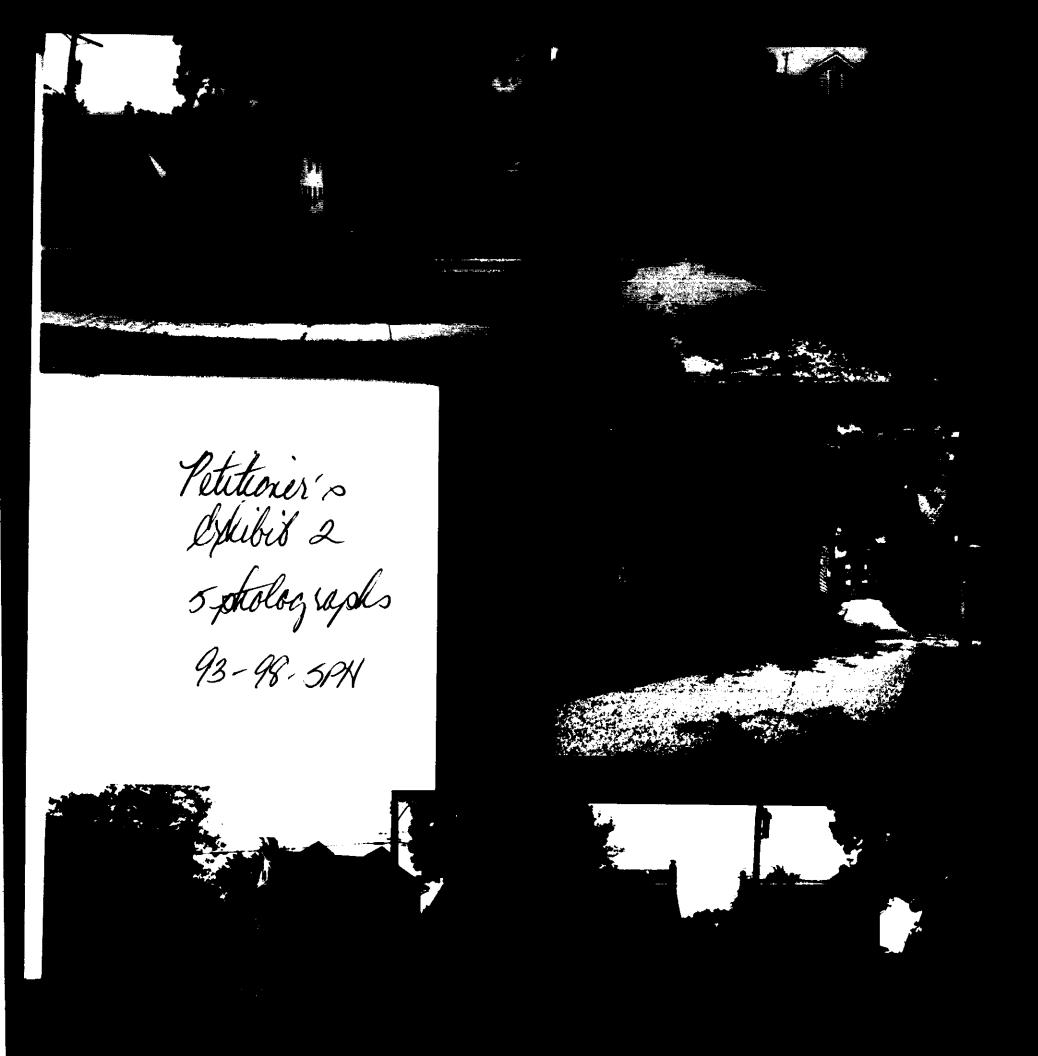
BOUNDARY MAP

MAIDEN CHOICE COMMUNITY ASSOCIATION, INC.











The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant and Affiant is competent to testify thereto in the event that a public

hearing is scheduled in the future with regard thereto.

I, Grace N. Shreve, currently residing at 7310 Charlestown Retirement Community, give testimony that I resided at 1000 Leeds Avenue, Baltimore County, Maryland, from November 1939 to April 1959. I resided at 1002 Leeds Avenue from April 1959 to the fall of 1969. From the fall of 1969 until 1986 I resided at Apt. 214, Oaklee Village Apartments, at the intersection of Leeds Avenue and Colchester Road, on the southeast corner opposite 1006/1008 Leeds Avenue.

During this time it was possible to observe that the dwelling located at 1006 Leeds Avenue was used as a one-family unit while the adjoining dwelling, known as 1008 Leeds Avenue, was being used as a two-family unit continuously and without interruption.

I wish it known that I will not realize any gain from this affidavit or sale of

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WITE

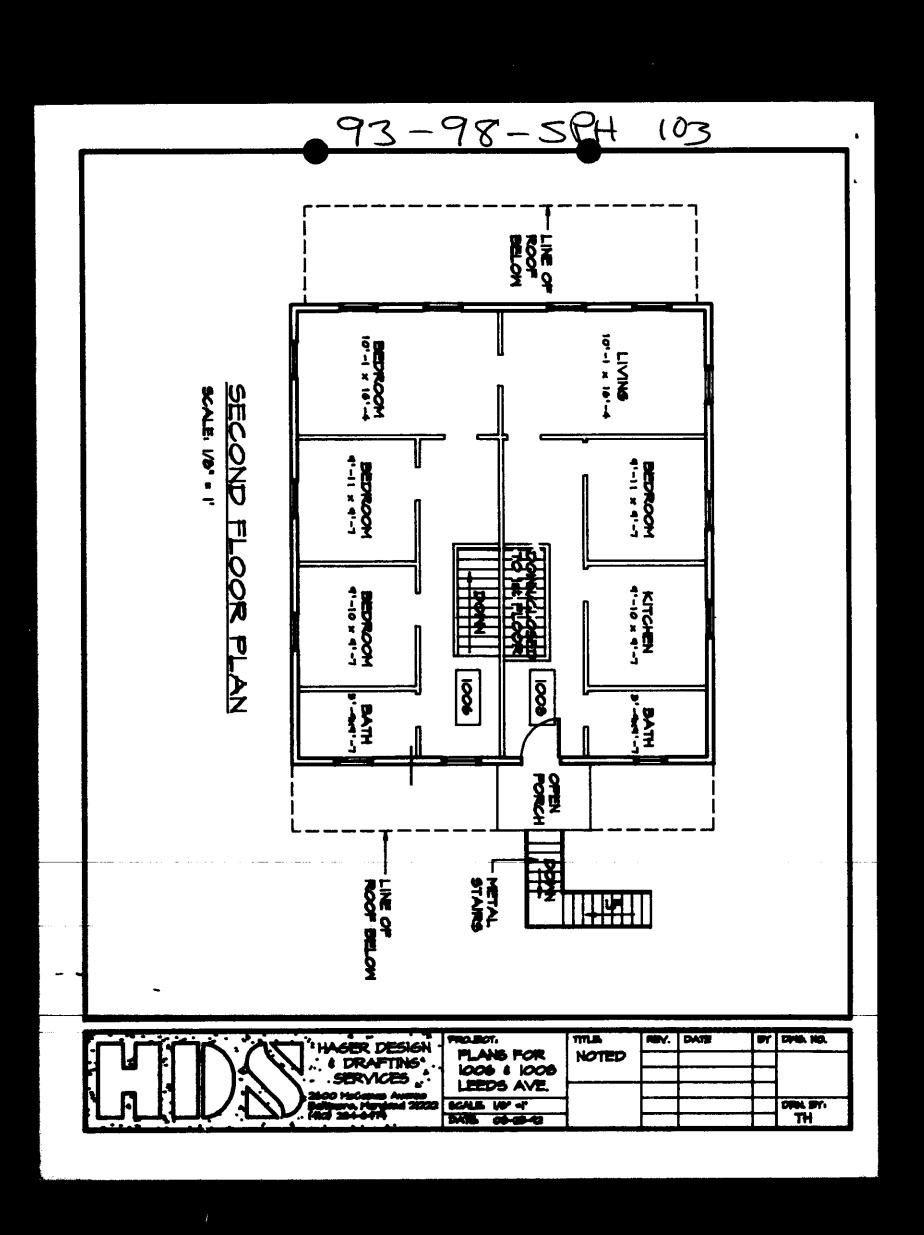
I HEREBY CERTIFY, this 2d day of September. 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Grace N. Shreve, the Affiant herein, personally known or satisfactorily identified to me as such Affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of her knowledge and belief of her knowledge and belief.

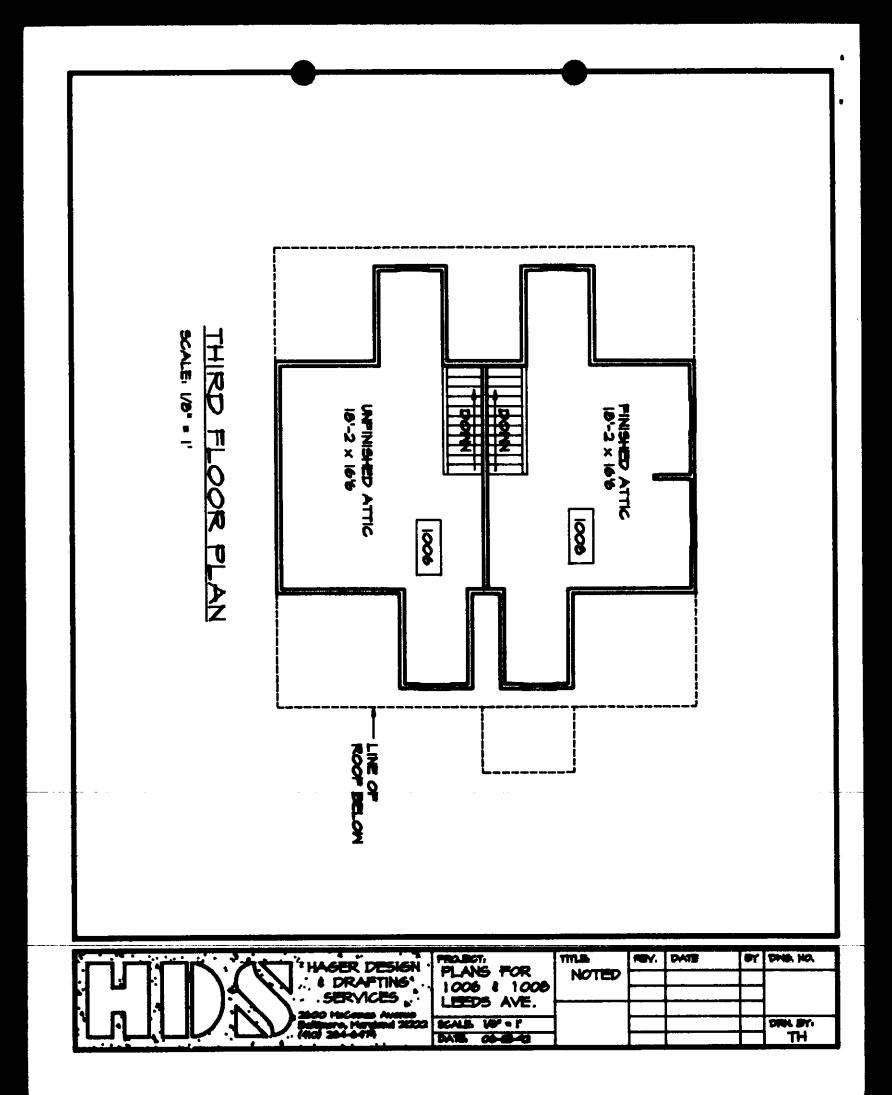
AS WITNESS my hand and Notarial Seal.

My commission expires 10/1/95



93-98-SPH 201 ONER PETITIO EXHIBIT HAGER DESIGN PLANS FOR 1006 1000 LEEDS AVE.







RESOLVED: That at the quarterly meeting of the Maiden Choice Community Association, Inc. held on January 14, 1992, the membership voted that responsibility for review and action on all zoning matters for the period January, 1992 through January, 1993, be placed in the Board of Directors. The Board consists of the following members:

> Michael J. Kilduff Margaret Rickle Eleanor R. VanDevender

Pat Manoto

President Vice President Treasurer/Zoning Chairperson

Donna A. Cameron Secretary Membership Chairperson AS WITNESS OUR HANDS AND SEAL this 31st day of

October, 1992.

ATTEST:

MAIDEN CHOICE COMMUNITY ASSOCIATION, INC.

Protex #1